



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. **Type of Action Requested:**
- ☐ Certified Survey Map Approval
 - ☐ Preliminary Plat Approval
 - ☒ Final Plat Approval
 - ☐ Replat
 - ☐ Comprehensive Development Plan Approval

2. **Proposed Land Use** (Check all that Apply):

- ☐ Single Family Residential
- ☒ Two-Family Residential
- ☐ Multi-Family Residential
- ☐ Commercial/Industrial

3. **No. of Parcels Proposed:** 30

4. **No. Of Buildable Lots Proposed:** 30

5. **Zoning District:** SIP

6. **Current Owner of Property:** Hamm Fam Land, LLC c/o Phil Sveum

Address: 2920 Marketplace Drive, Suite 202 Fitchburg, WI 53719

Phone No: 608-338-4299

7. **Contact Person:** Phil Sveum

Email: psveum@cbsuccess.com

Address: 2920 Marketplace Drive, Suite 202 Fitchburg, WI 53719

Phone No: 608-338-4299

8. **Submission of legal description** in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: _____

Owner's or Authorized Agent's Signature

Phil Sveum, Authorized Agent
Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 12/12/2017

Ordinance Section No. _____ **Fee Paid:** \$4,010.00

Permit Request No. FP-2188-17

R#1.15304 48 12-12-17

December 12, 2017

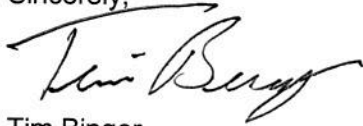
Mr. Thomas Hovel
Zoning Administrator/City Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Lots 40-43, First Addition to Quarry Vista
SIP Amendment/Final Plat Applications

Dear Mr. Hovel:

As owner of Lots 40-43, First Addition to Quarry Vista, I authorize Hamm Fam Land, LLC. to submit rezoning and final plat applications to convert my lots from duplex lots to zero lot line duplex lots.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Binger", with a stylized flourish at the end.

Tim Binger
Bingbrand, LLC

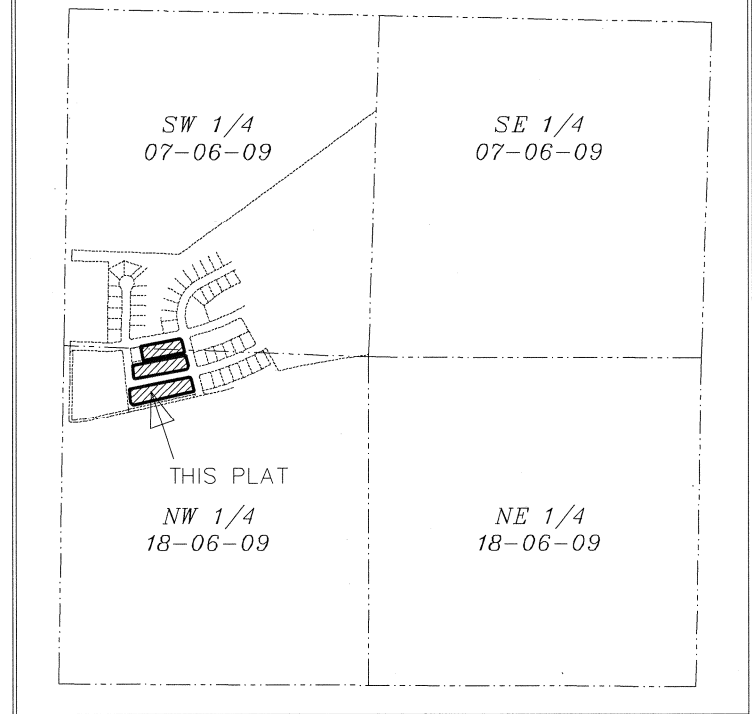
SECOND ADDITION TO QUARRY VISTA

ALL OF LOTS 16-21 AND 35-43, FIRST ADDITION TO QUARRY VISTA AS RECORDED IN VOLUME 60-074A OF PLATS, ON PAGES 395-397, AS DOCUMENT NUMBER 5326643, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 07 AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

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LOCATION MAP



LEGEND

- 1" IRON PIPE FOUND UNLESS NOTED
- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- 1-1/4" X 30" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4"x18" SOLID IRON ROD, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS
- DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

NOTES

- UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- Given underground installation for electric and communications, the final grade shall not be altered by more than six (6) inches without written consent of the utilities involved.
- All lots in this plat are zoned PDD-SIP.
- Zero lot line lots are subject to maintenance requirements described in the declaration of conditions, covenants and restrictions recorded as document number _____.

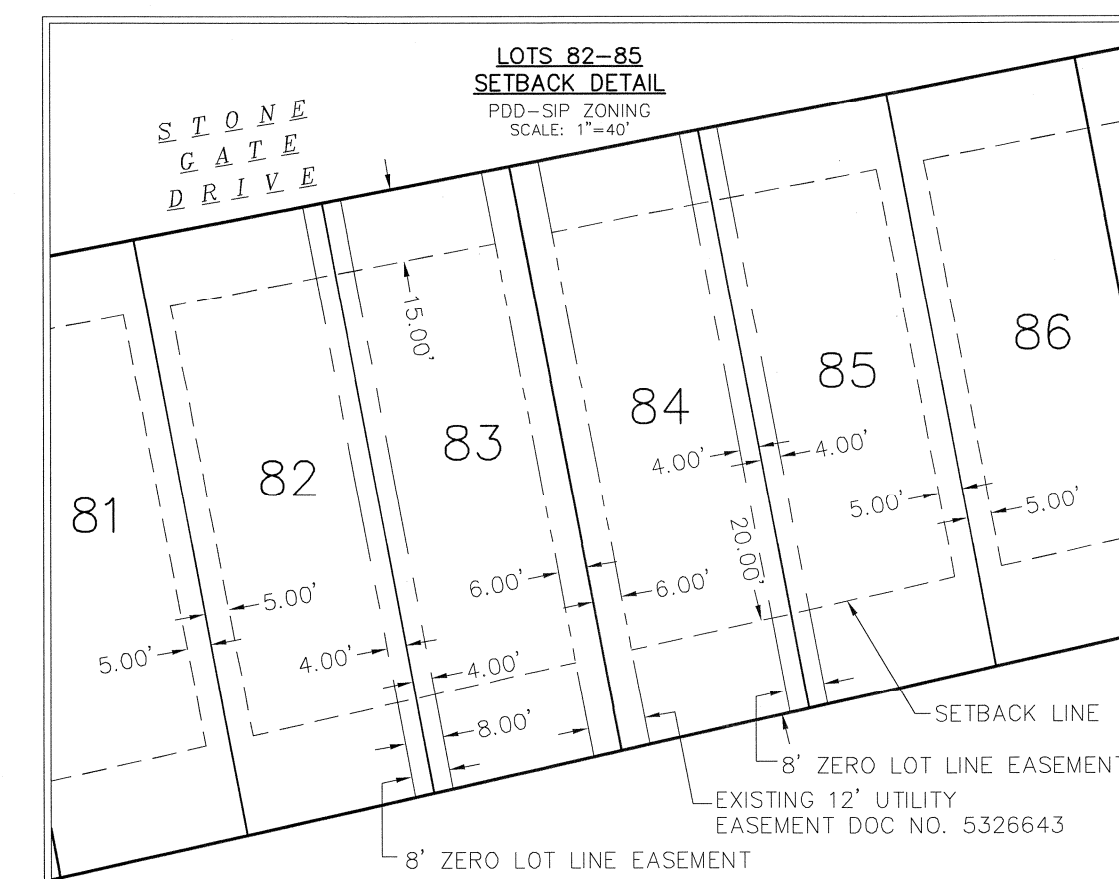
LOT AREA TABLE

NUMBER	SQUARE FEET	ACRES
60	4320	0.0992
61	4320	0.0992
62	4320	0.0992
63	4320	0.0992
64	4320	0.0992
65	4320	0.0992
66	4320	0.0992
67	5633	0.1293
68	5505	0.1264
69	4466	0.1025
70	4466	0.1025
71	4466	0.1025
72	4466	0.1025
73	4466	0.1025
74	4466	0.1025
75	4466	0.1025
76	4466	0.1025
77	5599	0.1285
78	6674	0.1532
79	5185	0.1186
80	5114	0.1174
81	5063	0.1162
82	5011	0.1150
83	4960	0.1139
84	4909	0.1127
85	4858	0.1115
86	4807	0.1103
87	4755	0.1092
88	4704	0.1080
89	5839	0.1340

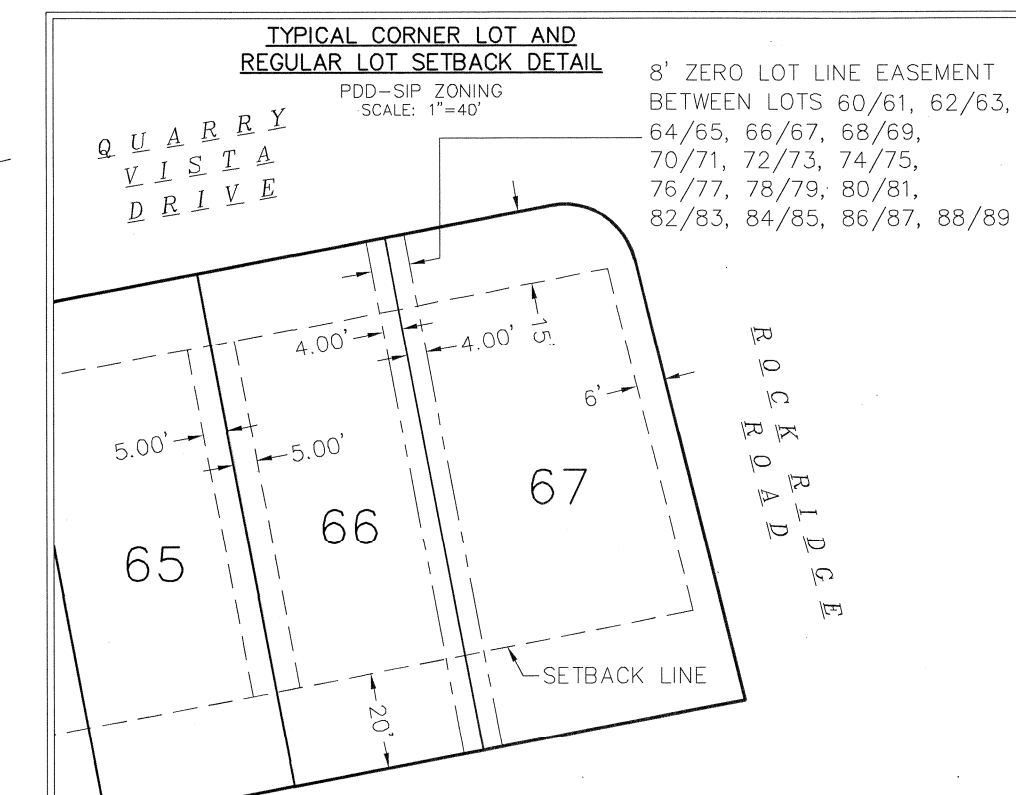
CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	22.71	86°45'41"	15.00	S57°26'17"E	20.61
C2	24.41	93°14'20"	15.00	S32°33'42"W	21.80
C3	24.87	95°00'00"	15.00	N63°19'08"W	22.12
C4	22.71	86°45'41"	15.00	S57°26'18"E	20.61
C5	43.10	96°49'57"	25.50	N64°14'07"W	38.15
C6	61.31	29°45'14"	118.07	N22°50'15"W	60.63
C7	79.19	28°42'19"	158.07	N23°02'13"W	78.37
C8	83.74	20°11'47"	237.56	S25°08'05"E	83.31
C9	99.32	20°30'09"	277.56	S25°09'16"E	98.79

LOTS 82-85 SETBACK DETAIL



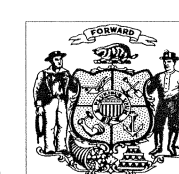
TYPICAL CORNER LOT AND REGULAR LOT SETBACK DETAIL



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



SURVEYED FOR :
Hamm Fam Land, LLC
6291 Lacy Road
Fitchburg, WI 53593

SURVEYED BY:

Burse
surveying & engineering inc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

SHEET 1 OF 2

ALL OF LOTS 16-21 AND 35-43, FIRST ADDITION TO QUARRY VISTA AS RECORDED IN VOLUME 60-074A OF PLATS, ON PAGES 395-397, AS DOCUMENT NUMBER 5326643, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 07 AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

Bingbrand LLC, as owner, does hereby certify that we caused the land described on this plot to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this plot is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection :

WITNESS the hands and seals of said owner this _____ day of _____, 201_____.

State of Wisconsin)
County of Dane) ss.

My Commission expires : _____

Hamm Farm Land, LLC, as owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection :

WITNESS the hands and seals of said owner this _____ day of _____, 201_____.

State of Wisconsin }
County of Dane } ss.

My Commission expires : _____

State Bank of Cross Plains, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat and does hereby consent to the Owner's Certificate.

State Bank of Cross Plains

Personally came before me this _____ day of _____, 20____
and, _____

Notary Public, Wisconsin

My Commission expires :



SURVEYED BY:

Burse
surveying & engineering INC.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.burseurveyenar.com

State of Wisconsin)
)ss.
County of Dane)

Date _____ Misty Dodge, City Treasurer

State of Wisconsin)
)ss.
County of Dane)

Date _____ Adam Gallagher, County Treasurer

State of Wisconsin)
)ss.
County of Dane)

Date _____ Patti Anderson, City Clerk

I, Michelle L. Burse, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, and under the direction of the Ham Farm Land, LLC, owner of said land, I have surveyed, divided and mapped SECOND ADDITION TO QUARRY VISTA; that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

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Dated this 11 day of DECEMBER, 2017.
Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

CERTIFICATE OF REGISTER OF DEEDS

Kristi Chlebowski, Dane County
Register of Deeds



Department of Administration